



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes

Monday, March 19, 2018

The Region Of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 a.m. on Monday, March 19, 2018 with the following in attendance:

Present: J. Hurst, Chair (joined the meeting at 12:30 p.m.)
P. Hamilton, Vice-Chair (joined the meeting at 12:30 p.m.)
D. Marquis (chaired the morning session)
E. Hudson
G. Kydd
R. Malone
G. Rock

Absent: K. Reinhardt

Staff

Present: P. Aguilera, Assistant Secretary-Treasurer
L. Trombino, Secretary-Treasurer

1. Adoption of Minutes

Moved by: G. Kydd

Seconded by: E. Hudson

That the minutes of the Monday, February 12, 2018 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, March 19, 2018

2. Review Consent Applications/Correspondence

The committee reviewed scheduled applications, agency comments and other pertinent correspondence.

3. Other Business

Secretary-Treasurer L. Trombino advised the Committee that effective April 3, 2018, the Ontario Municipal Board's function will be replaced by the Local Planning Appeal Tribunal (LPAT). All future appeals will be forwarded to the LPAT. From an administrative perspective, there will be some minor implications to the Land Division Process. Updates will be provided prior to the next Committee meeting.

4. Recess

Moved by: E. Hudson

Seconded by: R. Malone

That this meeting be recessed at 10:40 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, March 19, 2018

The Committee Chair opened the 1:00 p.m. session by asking Assistant Secretary-Treasurer Ms. P. Aguilera if all required notices have been provided for today's Committee meeting. Ms. P. Aguilera advised the Committee that all notices of application/meeting had been issued in accordance with Section 53 Subsection 5 of the Planning Act.

5. Consideration of Consent Applications

1. File: LD 105/2015
Appendix 1

2. File: LD 106/2015
Appendix 2
3. File: LD 009/2018
Appendix 3
4. File: LD 019/2018
Appendix 4
5. File: LD 020/2018
Appendix 5
6. File: LD 021/2018
Appendix 6
7. File: LD 022/2018
Appendix 7
8. File: LD 023/2018
Appendix 8
9. File: LD 024/2018
Appendix 9
10. File: LD 025/2018
Appendix 10
11. File: LD 026/2018
Appendix 11
12. File: LD 027/2018
Appendix 12
13. File: LD 028/2018
Appendix 13
14. File: LD 029/2018
Appendix 14
15. File: LD 030/2018
Appendix 15
16. File: LD 031/2018
Appendix 16
17. File: LD 032/2018
Appendix 17

18. File: LD 033/2018
Appendix 18

19. File: LD 034/2018
Appendix 19

20. File: LD 035/2018
Appendix 20

21. File: LD 036/2018
Appendix 21

22. File: LD 037/2018
Appendix 22

23. File: LD 038/2018
Appendix 23

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, April 23, 2018, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: E. Hudson

Seconded by: R. Malone

That this meeting be adjourned at 3:25 p.m. and the next regular meeting be held on April 23, 2018.

Carried unanimously
Monday, March 19, 2018

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 105/2015
Owner: Ceilo Realty Ltd.
Location: Lot 23, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 4,610.8 m² commercial parcel with an existing dwelling, retaining a 21,820.4 m² commercial parcel of land with existing commercial buildings. Application includes easement.

Applications LD 105/2015 and LD 106/2015 were heard in conjunction.

This application was tabled from the September 11, 2017 Land Division hearing.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Ceilo Realty Ltd.

There were no parties present for this application. However, the owner submitted a request in writing to have the matter tabled to the next available hearing date as the principal of the company was out of the country.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Town of Whitby.

Agency comments were provided to Mr. S. Soriano by email.

Motion of the Committee

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 105/2015 be tabled to the May 14, 2018 Land Division Committee Hearing, at the expense of the applicant. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 105/2015 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 106/2015
Owner: Ceilo Realty Ltd.
Location: Lot 23, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 21,820.4 m² access easement in favor of the property to the north, retaining a 4,610.8 m² commercial parcel of land.

Applications LD 105/2015 and LD 106/2015 were heard in conjunction.

This application was tabled from the September 11, 2017 Land Division hearing.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Ceilo Realty Ltd.

There were no parties present for this application. However, the owner submitted a request in writing to have the matter tabled to the next available hearing date as the principal of the company was out of the country.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Town of Whitby.

Agency comments were provided to Mr. S. Soriano by email.

Motion of the Committee

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 106/2015 be tabled to the May 14, 2018 Land Division Committee Hearing, at the expense of the applicant. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 106/2015 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Appendix 3



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 009/2018
Submission: B 023/2018
Owner: Karakolis, Georgia
Karakolis, Tasse
Location: Lot 6, Concession Range 3
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 557.9 m² residential parcel of land, retaining a 1,301.3 m² residential parcel of land with an existing dwelling.

This application was tabled from the January 15, 2018 hearing.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Karakolis, Georgia
Karakolis, Tasse

Mr. T. Karakolis advised the Committee he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Works Departments, the Town of Ajax.

Agency comments were provided to Mr. T. Karakolis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 009/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 14, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 14, 2018 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated January 11, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 009/2018 is Monday, April 29, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 009/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 4



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 019/2018
Owner: Millares, Sandra
Esufali, Abbas
Agent: Abbott, Ray
Location: Lot 7, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 407.5 m² residential parcel of land with an existing dwelling to be moved, retaining a 2,063.8 m² residential parcel of land with an existing dwelling.

Applications LD 019/2018 through LD 021/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray
Interested parties: Smith, David
Tierney, Theresa
Hanly, Rob
Power, Megan
Hathaway, Tara
Morin, Andrew
Rockbrune, Don
Councillor Rick Kerr

Mr. R. Abbott advised the Committee he was in receipt of and in agreement with the agency comments. He further advised he was in agreement with the mover relocating the dwelling on the subject property.

Committee Member G. Kydd asked the agent if he had contacted a professional to determine the feasibility of the dwelling being removed and relocated.

Mr. R. Abbott advised the property is listed as a heritage site and as such the dwelling will not be demolished. He further advised the owner intends to retain the existing dwelling and construct smaller dwellings on the newly created lots. The newly created dwellings will be in compliance with the character of the existing neighborhood and no minor variances will be required.

Committee Member R. Malone asked the agent whether the existing trees on the property will be protected. Mr. R. Abbott advised a tree inventory study will be completed and submitted to the City in an effort to retain as many trees as possible on the subject property.

Committee Member P. Hamilton asked the agent how he plans to retain the parklike setting of the property.

Mr. R. Abbott advised the Committee that the proposed lots represent an infill development and that the parklike setting on the south west corner of the property will be retained.

Mr. D. Smith advised the Committee that he is the owner of the lands to the north of the subject property and expressed his objection to the applications. He provided the Committee with a written submission detailing his concerns. Concerns included: loss of character of the neighborhood, loss of trees and the likely loss of the heritage home on the subject property and non-conformity with the Oshawa and Durham Official Plans.

Ms. T. Tierney expressed her objection to the applications and expressed concerns related to the loss of the character of the neighborhood and loss of mature trees. She further advised the subject property is the pride of the neighborhood and that the heritage integrity of the house and the property will be compromised by the proposed applications.

Mr. R. Hanly objected to the applications and submitted a petition from the area residents opposing the applications. His concerns included: loss of heritage resources, loss of view, loss of trees and the proposal's lack of conformity with the character of the neighborhood. Mr. R. Hanly also expressed concerns with the

absence of technical studies, such as, a heritage assessment, a tree preservation protection plan and an engineer's assessment of whether the dwelling on the property would be safely moved.

Mr. R. Hanly asked the agent what will happen if the house is not salvageable and if additional severance applications would be filed if the house is destroyed. He further advised the Committee he felt it is more appropriate these applications go forward as a plan of subdivision rather than land severance applications.

Committee Member P. Hamilton asked Mr. R. Abbott to describe the approximate square footage of the proposed new dwellings and how they would compare with surrounding houses. Mr. R. Abbott advised the dwelling will be approximately 2700 sq. ft.

Committee Member Mr. R. Malone asked Mr. Hanly to clarify his concern related to potential additional applications. Committee Member R. Malone referred Mr. Hanly to the conditions contained in the letter from the City, requiring the relocation of the existing dwelling.

Ms. M. Power objected to the applications. She expressed concerns related to loss of character of the neighborhood, loss of property value and the lack of property maintenance. Ms. M. Power also advised the Committee that her Facebook post has facilitated a petition of over 450 names.

Ms. T. Hathaway expressed concerns related to the loss of existing trees, loss of character of the neighborhood, and increased traffic. She further expressed concerns related to potential loss of property value as well as the potential destruction of the house at the time of relocation.

Mr. A. Morin advised the Committee he is a lifelong resident of the neighborhood. He expressed concerns with the planning and heritage process and the applicant's failure to consult. Mr. A. Morin expressed many concerns offered by other objectors and indicated he did not feel the applicant's plan to relocate the dwelling on the property was a viable option.

Mr. A. Morin asked that the Committee to deny the application or table it to the maximum tabling period to allow for an appropriate review of the applications by Heritage Oshawa and the City of Oshawa.

Mr. A. Morin questioned whether the site had been visited by the Committee member and whether the member had observed that the posting was staked to a live tree. He expressed concerns with the posting thereon.

Mr. D. Rockbrune advised the Committee he owns 2 properties in the neighborhood including the abutting property to the north. He expressed many of the concerns raised by the other objectors and reiterated the subject dwelling is the heart and soul of the neighborhood and that he felt the dwelling could not be safely moved.

Councillor Rick Kerr advised the Committee a Heritage Oshawa meeting was scheduled for Thursday, March 22, 2018. He invited residents to attend the meeting should they wish to obtain more information or offer a delegation to the Committee.

In response to questions and concerns raised at the meeting, Mr. R. Abbott advised the Committee the structural assessment will be completed by a professional and felt the relocation was certainly possible based on his previous experience with similar large homes. He further advised that the property fronts on a Type A arterial road which allows for intensification as per the City's Official Plan.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, the City of Oshawa.

A written submission was received from Andrew Morin dated March 13, 2018

A written submission was received from David Smith dated March 16, 2018.

A copy of the online petition was presented by M. Power.

A petition was presented by R. Hanly.

Agency comments were provided to Mr. R. Abbott

Motion of the Committee

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 019/2018 be tabled for up to two (2) years and no later than March 2020. The tabling fee is waived. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 019/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Appendix 5



**The Regional Municipality of Durham
Land Division Committee Meeting**

**Minutes
As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 020/2018
Owner: Esufali, Abbas
Millares, Sandra
Agent: Abbott, Ray
Location: Lot 7, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 446.7 m² residential parcel of land with an existing dwelling to be moved, retaining a 1,617.17 m² residential parcel of land with an existing dwelling.

Applications LD 019/2018 through LD 021/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray
Interested parties: Smith, David
Tierney, Theresa
Hanly, Rob
Power, Megan
Hathaway, Tara
Morin, Andrew
Rockbrune, Don
Councillor Rick Kerr

Mr. R. Abbott advised the Committee he was in receipt of and in agreement with the agency comments. He further advised he was in agreement with the mover relocating the dwelling on the subject property.

Committee Member G. Kydd asked the agent if he had contacted a professional to determine the feasibility of the dwelling being removed and relocated.

Mr. R. Abbott advised the property is listed as a heritage site and as such the dwelling will not be demolished. He further advised the owner intends to retain the existing dwelling and construct smaller dwellings on the newly created lots. The newly created dwellings will be in compliance with the character of the existing neighborhood and no minor variances will be required.

Committee Member R. Malone asked the agent whether the existing trees on the property will be protected. Mr. R. Abbott advised a tree inventory study will be completed and submitted to the City in an effort to retain as many trees as possible on the subject property.

Committee Member P. Hamilton asked the agent how he plans to retain the parklike setting of the property.

Mr. R. Abbott advised the Committee that the proposed lots represent an infill development and that the parklike setting on the south west corner of the property will be retained.

Mr. D. Smith advised the Committee that he is the owner of the lands to the north of the subject property and expressed his objection to the applications. He provided the Committee with a written submission detailing his concerns. Concerns included: loss of character of the neighborhood, loss of trees and the likely loss of the heritage home on the subject property and non-conformity with the Oshawa and Durham Official Plans.

Ms. T. Tierney expressed her objection to the applications and expressed concerns related to the loss of the character of the neighborhood and loss of mature trees. She further advised the subject property is the pride of the neighborhood and that the heritage integrity of the house and the property will be compromised by the proposed applications.

Mr. R. Hanly objected to the applications and submitted a petition from the area residents opposing the applications. His concerns included: loss of heritage resources, loss of view, loss of trees and the proposal's lack of conformity with the character of the neighborhood. Mr. R. Hanly also expressed concerns with the

absence of technical studies, such as, a heritage assessment, a tree preservation protection plan and an engineer's assessment of whether the dwelling on the property would be safely moved.

Mr. R. Hanly asked the agent what will happen if the house is not salvageable and if additional severance applications would be filed if the house is destroyed. He further advised the Committee he felt it is more appropriate these applications go forward as a plan of subdivision rather than land severance applications.

Committee Member P. Hamilton asked Mr. R. Abbott to describe the approximate square footage of the proposed new dwellings and how they would compare with surrounding houses. Mr. R. Abbott advised the dwelling will be approximately 2700 sq. ft.

Committee Member Mr. R. Malone asked Mr. Hanly to clarify his concern related to potential additional applications. Committee Member R. Malone referred Mr. Hanly to the conditions contained in the letter from the City, requiring the relocation of the existing dwelling.

Ms. M. Power objected to the applications. She expressed concerns related to loss of character of the neighborhood, loss of property value and the lack of property maintenance. Ms. M. Power also advised the Committee that her Facebook post has facilitated a petition of over 450 names.

Ms. T. Hathaway expressed concerns related to the loss of existing trees, loss of character of the neighborhood, and increased traffic. She further expressed concerns related to potential loss of property value as well as the potential destruction of the house at the time of relocation.

Mr. A. Morin advised the Committee he is a lifelong resident of the neighborhood. He expressed concerns with the planning and heritage process and the applicant's failure to consult. Mr. A. Morin expressed many concerns offered by other objectors and indicated he did not feel the applicant's plan to relocate the dwelling on the property was a viable option.

Mr. A. Morin asked that the Committee to deny the application or table it to the maximum tabling period to allow for an appropriate review of the applications by Heritage Oshawa and the City of Oshawa.

Mr. A. Morin questioned whether the site had been visited by the Committee member and whether the member had observed that the posting was staked to a live tree. He expressed concerns with the posting thereon.

Mr. D. Rockbrune advised the Committee he owns 2 properties in the neighborhood including the abutting property to the north. He expressed many of the concerns raised by the other objectors and reiterated the subject dwelling is the heart and soul of the neighborhood and that he felt the dwelling could not be safely moved.

Councillor Rick Kerr advised the Committee a Heritage Oshawa meeting was scheduled for Thursday, March 22, 2018. He invited residents to attend the meeting should they wish to obtain more information or offer a delegation to the Committee.

In response to questions and concerns raised at the meeting, Mr. R. Abbott advised the Committee the structural assessment will be completed by a professional and felt the relocation was certainly possible based on his previous experience with similar large homes. He further advised that the property fronts on a Type A arterial road which allows for intensification as per the City's Official Plan.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, the City of Oshawa.

A written submission was received from Andrew Morin dated March 13, 2018

A written submission was received from David Smith dated March 16, 2018.

A copy of the online petition was presented by M. Power.

A petition was presented by R. Hanly.

Agency comments were provided to Mr. R. Abbott

Motion of the Committee

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 020/2018 be tabled for up to two (2) years and no later than March 2020. The tabling fee is waived. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 020/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 6



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 021/2018
Owner: Millares, Sandra
Esufali, Abbas
Agent: Abbott, Ray
Location: Lot 7, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 594.9 m² residential parcel of land with an existing dwelling to be moved, retaining a 1,022.2 m² residential parcel of land with an existing dwelling.

Applications LD 019/2018 through LD 021/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray
Interested parties: Smith, David
Tierney, Theresa
Hanly, Rob
Power, Megan
Hathaway, Tara
Morin, Andrew
Rockbrune, Don
Councillor Rick Kerr

Mr. R. Abbott advised the Committee he was in receipt of and in agreement with the agency comments. He further advised he was in agreement with the mover relocating the dwelling on the subject property.

Committee Member G. Kydd asked the agent if he had contacted a professional to determine the feasibility of the dwelling being removed and relocated.

Mr. R. Abbott advised the property is listed as a heritage site and as such the dwelling will not be demolished. He further advised the owner intends to retain the existing dwelling and construct smaller dwellings on the newly created lots. The newly created dwellings will be in compliance with the character of the existing neighborhood and no minor variances will be required.

Committee Member R. Malone asked the agent whether the existing trees on the property will be protected. Mr. R. Abbott advised a tree inventory study will be completed and submitted to the City in an effort to retain as many trees as possible on the subject property.

Committee Member P. Hamilton asked the agent how he plans to retain the parklike setting of the property.

Mr. R. Abbott advised the Committee that the proposed lots represent an infill development and that the parklike setting on the south west corner of the property will be retained.

Mr. D. Smith advised the Committee that he is the owner of the lands to the north of the subject property and expressed his objection to the applications. He provided the Committee with a written submission detailing his concerns. Concerns included: loss of character of the neighborhood, loss of trees and the likely loss of the heritage home on the subject property and non-conformity with the Oshawa and Durham Official Plans.

Ms. T. Tierney expressed her objection to the applications and expressed concerns related to the loss of the character of the neighborhood and loss of mature trees. She further advised the subject property is the pride of the neighborhood and that the heritage integrity of the house and the property will be compromised by the proposed applications.

Mr. R. Hanly objected to the applications and submitted a petition from the area residents opposing the applications. His concerns included: loss of heritage resources, loss of view, loss of trees and the proposal's lack of conformity with the character of the neighborhood. Mr. R. Hanly also expressed concerns with the

absence of technical studies, such as, a heritage assessment, a tree preservation protection plan and an engineer's assessment of whether the dwelling on the property would be safely moved.

Mr. R. Hanly asked the agent what will happen if the house is not salvageable and if additional severance applications would be filed if the house is destroyed. He further advised the Committee he felt it is more appropriate these applications go forward as a plan of subdivision rather than land severance applications.

Committee Member P. Hamilton asked Mr. R. Abbott to describe the approximate square footage of the proposed new dwellings and how they would compare with surrounding houses. Mr. R. Abbott advised the dwelling will be approximately 2700 sq. ft.

Committee Member Mr. R. Malone asked Mr. Hanly to clarify his concern related to potential additional applications. Committee Member R. Malone referred Mr. Hanly to the conditions contained in the letter from the City, requiring the relocation of the existing dwelling.

Ms. M. Power objected to the applications. She expressed concerns related to loss of character of the neighborhood, loss of property value and the lack of property maintenance. Ms. M. Power also advised the Committee that her Facebook post has facilitated a petition of over 450 names.

Ms. T. Hathaway expressed concerns related to the loss of existing trees, loss of character of the neighborhood, and increased traffic. She further expressed concerns related to potential loss of property value as well as the potential destruction of the house at the time of relocation.

Mr. A. Morin advised the Committee he is a lifelong resident of the neighborhood. He expressed concerns with the planning and heritage process and the applicant's failure to consult. Mr. A. Morin expressed many concerns offered by other objectors and indicated he did not feel the applicant's plan to relocate the dwelling on the property was a viable option.

Mr. A. Morin asked that the Committee to deny the application or table it to the maximum tabling period to allow for an appropriate review of the applications by Heritage Oshawa and the City of Oshawa.

Mr. A. Morin questioned whether the site had been visited by the Committee member and whether the member had observed that the posting was staked to a live tree. He expressed concerns with the posting thereon.

Mr. D. Rockbrune advised the Committee he owns 2 properties in the neighborhood including the abutting property to the north. He expressed many of the concerns raised by the other objectors and reiterated the subject dwelling is the heart and soul of the neighborhood and that he felt the dwelling could not be safely moved.

Councillor Rick Kerr advised the Committee a Heritage Oshawa meeting was scheduled for Thursday, March 22, 2018. He invited residents to attend the meeting should they wish to obtain more information or offer a delegation to the Committee.

In response to questions and concerns raised at the meeting, Mr. R. Abbott advised the Committee the structural assessment will be completed by a professional and felt the relocation was certainly possible based on his previous experience with similar large homes. He further advised that the property fronts on a Type A arterial road which allows for intensification as per the City's Official Plan.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, the City of Oshawa.

A written submission was received from Andrew Morin dated March 13, 2018

A written submission was received from David Smith dated March 16, 2018.

A copy of the online petition was presented by M. Power.

A petition was presented by R. Hanly.

Agency comments were provided to Mr. R. Abbott

Motion of the Committee

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 021/2018 be tabled for up to two (2) years and no later than March 2020. The tabling fee is waived. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 021/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 7



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 022/2018
Submission: B 024/2018
Owner: Favit, Silvano
Favit, Lucy
Agent: Mauro, Roy
Location: Lot 24, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to add a vacant 870.8 m² residential parcel of land to the residential lot to the West, retaining a 5,735.04 m² residential parcel of the land with an existing residential building.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Favit, Silvano
Agent: Mauro, Roy

Mr. R. Mauro advised the Committee he was in receipt of and in agreement with the agency comments. He asked for clarification on the comments received from the Town of Whitby regarding the requirements for an updated survey.

Chair J. Hurst advised Mr. Mauro to speak directly with the Town of Whitby to discuss the Town's conditions.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the Town of Whitby.

Agency comments were provided to Mr. Mauro.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 022/2018 be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 5, 2018, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 022/2018 is Monday, April 29, 2019.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 022/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 023/2018
Owner: Vanstone Mill Inc.
Location: Lot 13, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 571.4 m² residential parcel of land, retaining a 22,176.8 m² residential and commercial parcel of land with one existing dwelling and two retail buildings.

Applications LD 023/2018 and LD 024/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Gervais, Steve - Vanstone Mill Inc.

Mr. S. Gervais advised the Committee he was in receipt of and in agreement with the agency comments. He further advised he was in agreement with the tabling recommendation.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. S. Gervais.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 023/2018 be tabled at the expense of the applicant for up to two (2) years and no later than March 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 023/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 024/2018
Owner: Vanstone Mill Inc.
Location: Lot 13, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 571.4 m² residential parcel of land, retaining a Applications LD 023/2018 and LD 024/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Gervais, Steve - Vanstone Mill Inc.

Mr. S. Gervais advised the Committee he was in receipt of and in agreement with the agency comments. He further advised he was in agreement with the tabling recommendation.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. S. Gervais.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 024/2018 be tabled at the expense of the applicant for up to two (2) years and no later than March 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 024/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Appendix 10



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 025/2018
Submission: B 025/2018
Owner: Sherk, Gerald Kenneth
Cahill-Pendrigh, Deborah
Agent: Bulakh, Vladimir
Location: Lot 33, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 896.7 m² residential parcel of land, retaining a 921.6 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Sherk, Gerald Kenneth
Agent: Bulakh, Vladimir

Mr. V. Bulakh advised the Committee he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. V. Bulakh.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 025/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated February 26, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 15, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated March 5, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 025/2018 is Monday, April 29, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 025/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 026/2018
Submission: B 026/2018
Owner: 825901 Ontario Limited
821017 Ontario Limited
821015 Ontario Limited
Agent: D.G. Biddle & Associates Limited
Location: Lot 5, Concession 4
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 1.78 hectare vacant agricultural parcel of land, retaining a 10.52 hectare vacant agricultural parcel of land for future development.

Applications LD 026/2018 through LD 028/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Vierhout, Fred - D.G. Biddle & Associates Limited

Mr. F. Vierhout advised the Committee he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Works

Departments, the City of Oshawa and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. F. Vierhout.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 026/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement, comments and conditions of the City of Oshawa's letter dated March 9, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 026/2018 is Monday, April 29, 2019.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated March 1, 2018.
2. Region of Durham Works Department comments dated February 26, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 026/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 027/2018
Submission: B 027/2018
Owner: 825901 Ontario Limited
821015 Ontario Limited
821017 Ontario Limited
Agent: D.G. Biddle & Associates Limited
Location: Lot 5, Concession 4
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 2.90 hectare vacant agricultural parcel of land, retaining a 7.62 hectare vacant agricultural parcel of land for future development.

Applications LD 026/2018 through LD 028/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Vierhout, Fred - D.G. Biddle & Associates Limited

Mr. F. Vierhout advised the Committee he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Works

Departments, the City of Oshawa and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. F. Vierhout.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 027/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement, comments and conditions of the City of Oshawa's letter dated March 9, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 027/2018 is Monday, April 29, 2019.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated March 1, 2018.
2. Region of Durham Works Department comments dated February 26, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 027/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 028/2018
Submission: B 028/2018
Owner: 825901 Ontario Limited
821015 Ontario Limited
821017 Ontario Limited
Agent: D.G. Biddle & Associates Limited
Location: Lot 5, Concession 4
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 4.20 hectare vacant agricultural parcel of land, retaining a 3.42 hectare vacant agricultural parcel of land for future development.

Applications LD 026/2018 through LD 028/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Vierhout, Fred - D.G. Biddle & Associates Limited

Mr. F. Vierhout advised the Committee he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Works

Departments, the City of Oshawa and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. F. Vierhout.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 028/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement, comments and conditions of the City of Oshawa's letter dated March 9, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 028/2018 is Monday, April 29, 2019.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated March 1, 2018.
2. Region of Durham Works Department comments dated February 26, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 028/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 14



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 029/2018
Submission: B 029/2018
Owner: Sidhu, Gurdhian Singh
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 303.9 m² residential parcel of land with an existing dwelling to be demolished, retaining a 303.7m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Sidhu, Gurdhian Singh

Mr. G. Sidhu advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member R. Malone noted resident concerns regarding the type of structures to be constructed on the proposed lots and whether they would fit in with the character of the neighborhood.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Municipality of Clarington.

Agency comments were provided to Mr. G. Sidhu.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 029/2018, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated February 26, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated March 8, 2018, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 029/2018 is Monday, April 29, 2019.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 029/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 15



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 030/2018
Submission: B 030/2018
Owner: 1579394 Ontario Inc.
Agent: Abbott, Ray
Location: Lot 9, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 353.2 m² residential parcel of land, retaining a 352.8 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Abbott, Jamie - 1579394 Ontario Inc.
Agent: Abbott, Ray

Mr. R. Abbott advised the Committee that the application will formally recognize the existing duplex on the subject parcel. He further advised that he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the City of Oshawa.

Agency comments were provided to Mr. Jamie Abbott.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 030/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 14, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 9, 2018, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 030/2018 is Monday, April 29, 2019.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 030/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 16



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 031/2018
Owner: Picur, Michelle
Agent: Municipal Solutions
Location: Lot 29, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 1602.5 m² vacant residential parcel of land, retaining a 1601.8 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Owner: Picur, Michelle

Ms. M. Picur advised the Committee she was in receipt of the agency comments and agreed with the tabling recommendation.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the Municipality of Clarington and Ganaraska Region Conservation Authority.

Agency comments were provided to Ms. M. Picur.

Motion of the Committee

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 031/2018 be tabled at the expense of the applicant for up to two (2) years and no later than March 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 031/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Appendix 17



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 032/2018
Owner: Mattamy (Monarch) Limited
Agent: GHD
Location: Lot 33, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 3.5 hectare industrial parcel of land, retaining a vacant 14.0 hectare industrial parcel of land.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

There were no parties present.

The application was withdrawn by the agent on March 16, 2018.

Appendix 18



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 033/2018
Owner: Mattamy (Monarch) Limited
Agent: GHD
Location: Lot 33, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 2.77 hectare industrial parcel of land, retaining a vacant 0.76 hectare industrial parcel of land.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

There were no parties present.

The application was withdrawn by the agent on March 16, 2018.

Appendix 19



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 034/2018
Submission: B 031/2018
Owner: 1608316 Ontario Inc.
Agent: Miller Planning Services
Location: Lot 25, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 3,354.4 m² residential parcel of land, retaining a 1.463 hectare residential parcel of land with an existing dwelling.

Applications LD 034/2018 through LD 038/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services
Interested party: McCaw-Krechman, Nicole

Mr. R. Miller advised the Committee that the lands were posted as per the legislative and Regional requirements. He further advised he was in receipt of and in agreement with the agency comments.

Committee Member G. Kydd asked the agent if the future development on the proposed lots would require any minor variance applications.

Mr. R. Miller advised the Committee that he had pre-consulted with the Town prior to filing the applications. He indicated the lands are currently zoned to allow for 15 metre lots and therefore variances will not be required.

Committee Member G. Kydd further asked if the owner had considered proceeding by way of plan of subdivision application rather than the Land Division Committee process.

Mr. R. Miller advised the Committee that the Town and owner did not deem this necessary and they were satisfied with the land division route.

Ms. N. McCaw-Krechman expressed her objection to the application. Concerns included loss of views and the absence of information regarding the type of development proposed on the new lots.

Mr. R. Miller advised the lots will be in compliance with the zoning by-laws that has been in place since 1992 and that the zoning by-law permits single family dwellings.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Town of Whitby.

Agency comments were provided to Mr. R. Miller.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 034/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 14, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 15, 2018 with respect to items 1, 2 and 3.

3. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 5, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 034/2018 is Monday, April 29, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 034/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 20



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 035/2018
Submission: B 032/2018
Owner: 1608316 Ontario Inc.
Agent: Miller Planning Services
Location: Lot 25, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 651.7 m² residential parcel of land, retaining a 2,702.7 m² residential parcel of land with an existing dwelling.

Applications LD 034/2018 through LD 038/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services
Interested party: McCaw-Krechman, Nicole

Mr. R. Miller advised the Committee that the lands were posted as per the legislative and Regional requirements. He further advised he was in receipt of and in agreement with the agency comments.

Committee Member G. Kydd asked the agent if the future development on the proposed lots would require any minor variance applications.

Mr. R. Miller advised the Committee that he had pre-consulted with the Town prior to filing the applications. He indicated the lands are currently zoned to allow for 15 metre lots and therefore variances will not be required.

Committee Member G. Kydd further asked if the owner had considered proceeding by way of plan of subdivision application rather than the Land Division Committee process.

Mr. R. Miller advised the Committee that the Town and owner did not deem this necessary and they were satisfied with the land division route.

Ms. N. McCaw-Krechman expressed her objection to the application. Concerns included loss of views and the absence of information regarding the type of development proposed on the new lots.

Mr. R. Miller advised the lots will be in compliance with the zoning by-laws that has been in place since 1992 and that the zoning by-law permits single family dwellings.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Town of Whitby.

Agency comments were provided to Mr. R. Miller.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 035/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 14, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 15, 2018 with respect to items 1, 2 and 3.

3. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 5, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 035/2018 is Monday, April 29, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 035/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 21



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 036/2018
Submission: B 034/2018
Owner: 1608316 Ontario Inc.
Agent: Miller Planning Services
Location: Lot 25, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 651 m² residential parcel of land, retaining a 2,051.5 m² residential parcel of land with an existing dwelling.

Applications LD 034/2018 through LD 038/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services
Interested party: McCaw-Krechman, Nicole

Mr. R. Miller advised the Committee that the lands were posted as per the legislative and Regional requirements. He further advised he was in receipt of and in agreement with the agency comments.

Committee Member G. Kydd asked the agent if the future development on the proposed lots would require any minor variance applications.

Mr. R. Miller advised the Committee that he had pre-consulted with the Town prior to filing the applications. He indicated the lands are currently zoned to allow for 15 metre lots and therefore variances will not be required.

Committee Member G. Kydd further asked if the owner had considered proceeding by way of plan of subdivision application rather than the Land Division Committee process.

Mr. R. Miller advised the Committee that the Town and owner did not deem this necessary and they were satisfied with the land division route.

Ms. N. McCaw-Krechman expressed her objection to the application. Concerns included loss of views and the absence of information regarding the type of development proposed on the new lots.

Mr. R. Miller advised the lots will be in compliance with the zoning by-laws that has been in place since 1992 and that the zoning by-law permits single family dwellings.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Town of Whitby.

Agency comments were provided to Mr. R. Miller.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 036/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 14, 2018, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 15, 2018 with respect to items 1, 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 5, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 036/2018 is Monday, April 29, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 036/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 22



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, March 19, 2018

File: LD 037/2018
Submission: B 034/2018
Owner: 1608316 Ontario Inc.
Agent: Miller Planning Services
Location: Lot 25, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 650.8 m² residential parcel of land, retaining a 1,400.7 m² residential parcel of land with an existing dwelling.

Applications LD 034/2018 through LD 038/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services
Interested party: McCaw-Krechman, Nicole

Mr. R. Miller advised the Committee that the lands were posted as per the legislative and Regional requirements. He further advised he was in receipt of and in agreement with the agency comments.

Committee Member G. Kydd asked the agent if the future development on the proposed lots would require any minor variance applications.

Mr. R. Miller advised the Committee that he had pre-consulted with the Town prior to filing the applications. He indicated the lands are currently zoned to allow for 15 metre lots and therefore variances will not be required.

Committee Member G. Kydd further asked if the owner had considered proceeding by way of plan of subdivision application rather than the Land Division Committee process.

Mr. R. Miller advised the Committee that the Town and owner did not deem this necessary and they were satisfied with the land division route.

Ms. N. McCaw-Krechman expressed her objection to the application. Concerns included loss of views and the absence of information regarding the type of development proposed on the new lots.

Mr. R. Miller advised the lots will be in compliance with the zoning by-laws that has been in place since 1992 and that the zoning by-law permits single family dwellings.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Town of Whitby.

Agency comments were provided to Mr. R. Miller.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 037/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 14, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 15, 2018 with respect to items 1, 2 and 3.

3. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 5, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 037/2018 is Monday, April 29, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 037/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.

Appendix 23



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, March 19, 2018

File: LD 038/2018
Submission: B 035/2018
Owner: 1608316 Ontario Inc.
Agent: Miller Planning Services
Location: Lot 25, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 650.3 m² residential parcel of land, retaining a 750.4 m² residential parcel of land with an existing dwelling.

Applications LD 034/2018 through LD 038/2018 were heard in conjunction.

The Committee member visited the site on March 5, 2018 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services
Interested party: McCaw-Krechman, Nicole

Mr. R. Miller advised the Committee that the lands were posted as per the legislative and Regional requirements. He further advised he was in receipt of and in agreement with the agency comments.

Committee Member G. Kydd asked the agent if the future development on the proposed lots would require any minor variance applications.

Mr. R. Miller advised the Committee that he had pre-consulted with the Town prior to filing the applications. He indicated the lands are currently zoned to allow for 15 metre lots and therefore variances will not be required.

Committee Member G. Kydd further asked if the owner had considered proceeding by way of plan of subdivision application rather than the Land Division Committee process.

Mr. R. Miller advised the Committee that the Town and owner did not deem this necessary and they were satisfied with the land division route.

Ms. N. McCaw-Krechman expressed her objection to the application. Concerns included loss of views and the absence of information regarding the type of development proposed on the new lots.

Mr. R. Miller advised the lots will be in compliance with the zoning by-laws that has been in place since 1992 and that the zoning by-law permits single family dwellings.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Town of Whitby.

Agency comments were provided to Mr. R. Miller.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 038/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 14, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 15, 2018 with respect to items 1, 2 and 3.

3. That the applicant satisfy the requirement of the Town of Whitby's letter dated March 5, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 29, 2019.
 - Expiry Date of Application LD 038/2018 is Monday, April 29, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 038/2018 on Monday, March 19, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Original signed by

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 17, 2018.